



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

P: (928) 213-2618  
F: (928) 779-7684

[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

<b>Date Received</b>	<b>Application for a Minor Modification of a Development Standard</b>	<b>File Number</b> <i>P2-22-00100-04</i>
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This application is for a Minor Modification of a Development Standard as established in Zoning Code Section 10-20.40.090.

<b>Property Owner(s)</b> VP 66 & WOODY MOUNTAIN LLC	<b>Title</b>	<b>Phone</b> (602) 459-9929	<b>Email</b> walter@vintagevp.com
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<b>Mailing Address</b> 2502 E. Camelback Rd, No. 214	<b>City, State, Zip</b> Phoenix, AZ, 85016
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<b>Applicant(s)</b> Roers Companies c/o Kevin Sturgeon	<b>Title</b>	<b>Phone</b> (651) 395-0684	<b>Email</b> kevin.sturgeon@roerscompanies.com
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<b>Mailing Address</b> 2 Carlson Pkwy, Suite 400	<b>City, State, Zip</b> Plymouth, MN 55447
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**Property Interest of Applicant(s) (Owner, contractual interest, or agent)**  
Contractual Interest

<b>Site Address</b> Not Assigned	<b>City, State, Zip</b> Flagstaff, AZ 86001
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<b>Parcel Number(s)</b> 112-01-156	<b>Zoning District</b> HR-RPOZ
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**Present Use** Undeveloped

**Date of Previous Applicant (If any):**  
N/A

**Type of Minor Modification:**       Residential       Non-Residential       Nonprofit

**Fees:** Applicant shall submit the required fee as established in Appendix 2 (Planning Fee Schedule) of the Zoning Code. Fees are non-refundable unless determined by the City to have been collected in error.

**Note:** Applications which are incomplete or not accompanied by the required information will not be accepted.

<b>Property Owner Signature:</b> <i>[Signature]</i>	<b>Date:</b> <i>10-2-23</i>	<b>Applicant Signature:</b>	<b>Date:</b>
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**Note:** A pre-application meeting with a staff person is typically required prior to consideration of a request for a Minor Modification of a Development Standard.

1. A flow chart describing the review process inclusive of applicable review time frames (administrative completeness review and substantive review) is attached.
2. An applicant for a minor improvement permit may receive clarification from the City of how it is interpreting Section 10-20:40.150 (Minor Improvement Permits) of the Zoning Code.

For City Use

<b>Date Filed:</b> _____	<b>File #:</b> _____
<b>Fee Receipt:</b> _____	
<b>Action by Zoning Code Administrator:</b>	<b>Amount:</b> _____ <b>Date:</b> _____
Approved _____	<b>Cross Reference Numbers:</b>
Approved with Conditions _____	
Denied _____	
Continued _____	
	<b>IDS:</b> _____
	<b>P&amp;Z:</b> _____

See Reverse side for additional information



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<b>Mailing Address</b> 2502 E. Camelback Rd, No. 214			<b>City, State, Zip</b> Phoenix, AZ, 85016	
<b>Applicant(s)</b> Roers Companies c/o Kevin Sturgeon	<b>Title</b>	<b>Phone</b> (651) 395-0684	<b>Email</b> kevin.sturgeon@roerscompanies.com	
<b>Mailing Address</b> 2 Carlson Pkwy, Suite 400			<b>City, State, Zip</b> Plymouth, MN 55447	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) Contractual interest				
<b>Site Address</b> Not Assigned			<b>City, State, Zip</b> Flagstaff, AZ 86001	
<b>Parcel Number(s)</b> 112-01-156		<b>Zoning District</b> HR-RPOZ		
<b>Present Use</b> Undeveloped				
<b>Date of Previous Applicant (if any):</b> N/A				
<b>Type of Minor Modification:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Nonprofit				
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<b>Note:</b> Applications which are incomplete or not accompanied by the required information will not be accepted.				
<b>Property Owner Signature:</b>		<b>Date:</b>	<b>Applicant Signature:</b> <i>Kevin Sturgeon</i>	<b>Date:</b> 10/3/2023
<b>Note:</b> A pre-application meeting with a staff person is typically required prior to consideration of a request for a Minor Modification of a Development Standard.				
<ol style="list-style-type: none"> <li>1. A flow chart describing the review process inclusive of applicable review time frames (administrative completeness review and substantive review) is attached.</li> <li>2. An applicant for a minor improvement permit may receive clarification from the City of how it is interpreting Section 10-20.40.150 (Minor Improvement Permits) of the Zoning Code.</li> </ol>				
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